CITY OF ELGIN, OREGON

RESOLUTION 1989-4

A RESOLUTION ADOPTING A RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION PLAN

WHEREAS, the City of Elgin, Oregon has been awarded a grant in the amount of $303,176 from the Oregon Community Development Block Grant funds; and,

WHEREAS, each recipient of 1989 OCDB grant funds must adopt, make public and certify, in their grant agreements with the state, that they are following a residential anti-displacement and relocation plan; and,

WHEREAS, a model residential anti-displacement and relocation assistance plan, under section 104(d) of the housing and community development act of 1974, as amended, has been provided,

NOW THEREFORE, be it resolved that the above cited model residential anti-displacement plan be adopted and implemented by the City of Elgin, Oregon as an integral part of the sewerage system improvement project.

PASSED AND ADOPTED this 14th day of March 1989.

Joseph Garlitz,
Recorder/Administrator

Lloyd Spikes
Mayor

Note: A copy of the referenced plan is attached hereto.

Model Residential Antidisplacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as Amended

The CITY OF ELGIN] will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.496a(b)1).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the CITY OF ELGIN] will make public and submit to the Oregon Community Development Block Grant Program the following information in writing:

1. A description of the proposed assisted activity;

2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate-income dwelling units as a direct result of the assisted activity;

3. A time schedule for the commencement and completion of the demolition or conversion;

4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;

5. The source of funding and a time schedule for the provision of replacement dwelling units; and

6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

The CITY OF ELGIN will provide relocation assistance, as described in 570.496a(b)(2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the CITY OF ELGIN will take the following steps to minimize the displacement of persons from their homes:

___ 1. Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehabilitation on occupied units or buildings is begun.

X 2. Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.

X 3. Provide lower-income housing in the neighborhood through HUD housing programs; purchase units as is; rehabilitate vacant units; or construct small multi-family buildings or row housing.

___ 4. Give priority in assisted housing units in the neighborhood to area residents facing displacement.

X 5. Work with local public housing authority to target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program.

X 6. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.

___ 7. Take various actions to assist in the provision of assisted housing for lower income persons, such as land banking, property acquisition, solicitation of developers, etc.

___ 8. Use of public funds, such OCDBG funds, to pay moving costs and provide relocation payments, or require private developers to provide compensation to persons displaced by development activities.

Adopted by the CITY OF ELGIN

March 14, 1989
Date

Signed

1989-4
Resolution

Lloyd Spikes Mayor
Name and Title

LH:lh:0092C
BRD:02/13/89